

## *Village & Country*



### **Spring Cottage, Benniworth**

A large four bedroom detached house standing in spacious grounds of approximately **half an acre** (sts) with **exceptional far reaching views across the rolling Lincolnshire Wolds countryside**. Spring Cottage dates back to circa 1800 but has been substantially extended and modernised by the current owners and now offers a fine range of well appointed accommodation, which successfully blends high specification contemporary living features such as under floor heating and upvc double glazed sliding sash windows with traditional period style features such as a mixture of Oak panelled doors and latched cottage doors, sloping ceilings and open fireplaces.

The internal accommodation comprises: main hall, sitting room, dining room, snug, dining kitchen, rear hall/boot room, utility and wc to the ground floor. To the first floor there are four bedrooms (with en-suite shower room and dressing area to the master) and a family bathroom. Outside: there is a large detached garage and a separate workshop.

The Lincolnshire Wolds is a designated '**Area of Outstanding Natural Beauty**,' famed for its gently rolling hills and beautiful countryside. The county capital and Cathedral City of Lincoln, with its historic 'Bailgate' area and 11<sup>th</sup> century Castle, which houses the famous 'Magna Carter' documents is situated only approx 24 miles away.

### **Entrance**

A upvc double glazed entrance door opens into the

### **Main Hall**

Having a pine balustrade staircase leading up to the first floor landing with storage cupboard below, tiled floor with underfloor heating, wooden skirting boards and Oak veneered doors leading into:



*Sitting room*

### **Sitting Room** 20'11 x 12'04 (6.40m x 3.77m)

Having a large multi fuel burner inset to a stone hearth with brick surround and wooden mantel, upvc patio doors opening out onto patio and main gardens and 2 windows with garden aspects.

### **Snug** 10'08 x 7'07 (3.27m x 2.34m)

Main extending to 12'04 (3.77m).

Having a built in storage cupboard housing the central heating boiler and under floor heating.



*Dining room*

### **Dining Room** 19'02 x 11'03 (5.84m x 3.44m)

Having solid Oak French doors, cast iron feature Victorian fireplace with decorative tiled inserts, stone hearth and carved wooden surround. 2 windows to side aspect, under floor heating, wooden skirting boards and multiple power points.

### **Dining Kitchen** 20'06 x 13' (6.25m x 3.97m)

Having space for a dining table and chairs, a fine selection of fitted kitchen cupboards to both base and wall levels, including display cabinets, cutlery and deep pan drawers, all with soft closers. Also having a ceramic sink plus drainer inset to roll edged worksurfaces, integral dishwasher and fridge, space for a large range style electric oven with 6-ring gas hob and fitted extractor fan over. Under cupboard lighting, appropriate splashback wall tiling, tiled floor with under floor heating, upvc window to rear lane aspect and patio doors open out onto the main garden patio and gardens beyond.



*Dining kitchen*



An Oak veneered door leads into the:

### **Rear Hall**

Leading out onto the main driveway, sliding sash window, tiled floor with under floor heating and Oak veneered doors leading into:

### **Utility**

Having a range of fitted cupboards with a ceramic sink plus drainer inset to worksurfaces and space and connections for washing machine and freezer. Also having a built in storage closet to one end, tiled floor with underfloor heating and extractor unit.

### **WC**

Having low-level WC, corner wash hand basin, tiled floor with underfloor heating and extractor unit.

### **First Floor Landing**

Being galleried with part sloping ceilings, window overlooking the driveway and garden aspect, space for workstation, built in airing cupboard housing the hot water cylinder with appropriate linen shelving, radiator and cottage style latched wooden doors leading off to:



*Master bedroom*

**Master Bedroom** 11'03 x 10'09 (3.44m x 3.29m) Bedroom only, not including dressing area or ensuite.

Overlooking open Wolds countryside, double radiator and leading into the:

### **Dressing Area**

Having a range of built in fitted wardrobes and leading onto:

### **Ensuite Shower Room**

Having a three-piece suite comprising corner shower cubicle, vanity unit wash hand basin and low-level WC. Also having a heated ladder towel radiator and extractor fan.



**Bedroom Two** 12'04 x 11'06 (3.78m x 3.53m)

Having sloping ceilings, radiator, views across the main gardens and over open rolling countryside beyond.

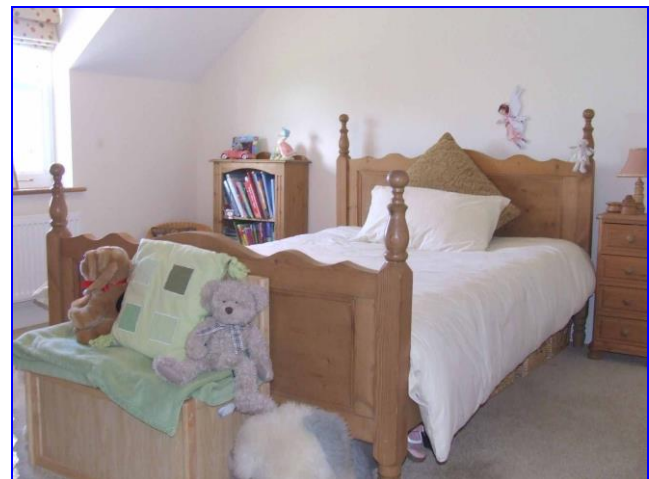
**Bedroom Three** 11'05 x 7'05 (3.50m x 2.28m)

With radiator and far reaching open views.

**Bedroom Four** 11' x 7'02 (3.37m x 2.19m)

Maximum dimensions.

With radiator and views across open Wolds countryside.



*Bedroom two*

**Bathroom** 9' x 7'11 (2.75m x 2.43m)

Having a matching white four-piece suite comprising: panelled bath, corner shower cubicle, pedestal wash hand basin and low-level WC. Also having full wall tiling and heated towel rail.

**Outside**

The large formal gardens are well landscaped, being predominantly laid to lawn with well stocked flower and shrubbery beds to its borders and fine selection of mature trees throughout.

There is also a large vegetable garden with greenhouse and wonderful views across rolling open countryside. The property is approached through large wooden gates and the spacious gravelled driveway provides off road parking for several vehicles and leads to the:



*Double garage*

**Detached Double Garage** 22'04 x 18'09 (6.83m x 5.72m)

Having 2x electric roller shutter entrance doors, a further side personnel door and mains water and electricity connected. Tucked away in one corner of the garden there is a large **workshop** 28'11 x 11'06 (8.53m x 3.52m) being metal clad with 4" insulation, mains water and electricity connected, steel up and over main entrance door and further side personnel door. Also having a range of fitted storage shelves, fitted work surface to one wall and an electric heat tube.

**Utilities:** Mains water and electricity. Oil fired central heating with under floor heating to the entire ground floor and drainage to a private bio tank.



*Gardens*



**Services:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.



Gardens



Side elevation



Views

**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect

it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

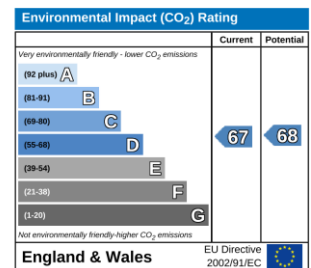
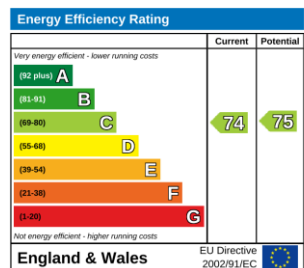
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These details were printed March 2014 with some photographs taken in 2011.

### ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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